

The Settlement Hierarchy

In the **Preferred Policy Options Paper consultation**, we sought your views on the proposed 'Settlement Hierarchy' – a grouping of settlements based on their size, role and function.

Draft Core Policy 2 identified these as:

- **Tier 1 – Principal Towns**
- **Tier 2 – Service Centres**
- **Tier 3 – Villages**
- **Tier 4 – Small Villages, Hamlets and Open Countryside**

Feedback that we received expressed concern that some settlements, particularly in Tier 3 but also in Tier 2, had been incorrectly categorised, with worries that this may lead to disproportionate amounts of development and insufficient infrastructure.

As a result of this feedback, we have proposed an additional 'Tier 5' grouping to distinguish between larger villages, with goods and services which can meet everyday needs, and medium sized villages that are relatively less sustainable in terms of communities being able to access their day-to-day needs.

The new tiers that we propose are:

Settlement Hierarchy

- **Tier 1 – Principal Towns** Witney, Carterton, Chipping Norton
- **Tier 2 – Service Centres** Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock and Salt Cross Garden Village (new)
- **Tier 3 – Large Villages** Aston, Brize Norton, Ducklington, Enstone, Freeland, Hailey, Middle Barton, Milton under Wychwood, Minster Lovell (South of Burford Road), North Leigh, Shipton under Wychwood, Standlake, Stonesfield and Tackley
- **Tier 4 – Medium Villages** Alvescot, Ascott-under-Wychwood, Bladon, Cassington, Chadlington, Churchill, Clanfield, Combe, Curbridge, Filkins and Broughton-Poggs, Finstock, Fulbrook, Great Rollright, Kingham, Langford, Leafield, Over Norton, Stanton Harcourt and Sutton and Wootton
- **Tier 5 – Small Villages, Hamlets and Open Countryside** All other villages not included in Tiers 1-4 and the open countryside

Do you support the concept of introducing an additional tier into the local plan settlement hierarchy to distinguish between large and medium-sized villages? What are your reasons?

Based on the proposed five-tiered approach, do you think that the settlements listed in table 2 above have been classified in the correct tier?

Your input will help shape the future of West Oxfordshire – make your voice heard!



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The Spatial Strategy

The Spatial Strategy sets out the expected pattern of growth over the period of the Local Plan.

In summary, the Spatial Strategy for the Local Plan 2043 is as follows;

Sustainable development focus – Deliver housing, jobs and community facilities in a way that supports climate action, protects the environment, and sustains local communities.

Settlement hierarchy approach – Direct most growth to the most sustainable locations in line with the settlement hierarchy.

Strategic corridors for growth – Focus development along the A40 Corridor (Eynsham–Witney–Carterton, including potential new rail link) and the A44 Corridor (Chipping Norton and Woodstock).

Sustainable transport and infrastructure – Reduce car dependency, prioritise walking, cycling, and public transport; align growth with schools, transport, and utilities.

Efficient land use and climate resilience – Prioritise brownfield redevelopment, compact/walkable communities, and avoid flood risk areas.

Environmental protection and enhancement – conserve the Cotswolds National Landscape and Oxford Green Belt, embed nature recovery, biodiversity, and ecological networks in development and manage and celebrate natural and historic environments as part of place-making.

We previously suggested residential development of ‘small-scale’ classed as 1-10 units, ‘medium-scale’ development classed as 11 – 300 units and ‘strategic-scale’ development classed as 300+ units.

Concerns were expressed at consultation about the definitions of development scale and the impact this could have on settlements



In response to the concerns raised, it is proposed that the new Local Plan will now define four different scales of residential development as follows:

- **Small-scale residential development**
– 1 to 10 units
- **Medium-scale residential development**
– 11 to 50 units
- **Large-scale residential development**
– 51 to 300 units
- **Strategic-scale residential development**
– 300+ units

Tier 1 - Anticipated to include a combination of small, medium, large and strategic-scale sites

Tier 2 - Residential development is anticipated to include a combination of small and medium-scale sites, with additional large and strategic-scale development only taking place through existing permissions and allocated sites.

Tier 3 - Small and medium scale growth will be supported in villages that have a reasonable level of services and facilities

Tier 4 - New residential development at Tier 4 Medium Villages will typically be expected to be small-scale only

Tier 5 - Any residential proposals will be expected to be small-scale development and will only be permitted in limited circumstances as set out in Policy DM26

Do you support the four proposed scales of residential development (small 1-10 units, medium 11 – 50 units, large 51 – 300 units and strategic 300+ units)? What could be the implications of defining different scales of development?



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The Spatial Strategy

Draft Core Policy 3 – Spatial Strategy (as proposed to be updated):

Adopt a Hierarchical Approach to Growth Aligned with the Settlement Hierarchy:

Principal Towns (Tier 1)

Witney, Carterton and, to a lesser extent, Chipping Norton will be the primary focus for growth, reflecting their existing roles, services and infrastructure. In relation to future residential development, this is anticipated to include a combination of small, medium, large and strategic-scale sites.

Growth in these locations will support regeneration, make best use of previously developed land and under-used sites, and deliver transformational opportunities, particularly in Carterton where scalable new communities within the rural fringe (including in Brize Norton, Shilton and Alvescot Parishes) will complement investment in the town and unlock its economic and social potential including its relationship with RAF Brize Norton.

Service Centres (Tier 2)

Bampton, Burford, Charlbury, Eynsham, Long Hanborough, and Woodstock will accommodate a proportionate level of growth appropriate to the size of each settlement and to support their local service function. A particular focus will be placed on ensuring good public transport accessibility and active travel opportunities (both existing and proposed)

In relation to future residential development, this is anticipated to include a combination of small and medium-scale sites, with additional large and strategic-scale development only taking place through existing permissions and allocated sites.

Due to their location within the Cotswolds National Landscape, the scale and extent of development at Burford and Charlbury will be limited in accordance with national policy.

Development at Salt Cross Garden Village will be guided by the Salt Cross Area Action Plan (AAP) and other relevant Local Plan policies.



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Draft Core Policy 3 – Spatial Strategy (as proposed to be updated) continued:

Large Villages (Tier 3)

Small and medium scale growth will be supported in villages that have a reasonable level of services and facilities, helping to sustain local communities and support local needs and where proportionate to the size of the settlement, taking account of recent development and existing planned growth.

In relation to future residential development, this is anticipated to include a combination of small and medium-scale sites only (except where allocated in the Local Plan) and will be more limited in scale than at Tier 2 – Service Centres, guided by the existing size and relative sustainability of each settlement in terms of their available service and facilities.

This will include the identification of specific allocations where existing infrastructure capacity can support the delivery of new development or where new development can facilitate the delivery of new infrastructure to improve the sustainability of the settlement.

As with Tier 2 – Service Centres, there will be a particular focus on locations which benefit from existing or proposed public transport and active travel opportunities and the scale and extent of development within the Cotswolds National Landscape will be limited in accordance with national policy.

Medium Villages (Tier 4)

A more restrictive policy will be applied to villages recognising the relative sustainability of these communities.

Allocations for new development will be made where infrastructure capacity exists and to address identified local circumstances and needs.

Otherwise, new residential development at Tier 4 Medium Villages will typically be expected to be small-scale only.

Small Villages, Hamlets and Open Countryside (Tier 5)

A more restrictive approach will apply, with development limited to that which requires a rural location.

Any residential proposals will be expected to be small-scale development and will only be permitted in limited circumstances as set out in Policy DM26



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Draft Core Policy 3 – Spatial Strategy (as proposed to be updated) continued:

Focus growth along key strategic corridors:

The A40 corridor – A central growth area, particularly around Eynsham, Witney and Carterton, facilitating existing commitments and enabling new sustainable communities through strategic-scale growth. This includes supporting the aspiration for a rail connection from Carterton to Oxford via Witney and Eynsham, helping reduce car dependency and improve regional connectivity.

A44 Corridor – Strategic-scale growth at Chipping Norton and medium-scale growth at Woodstock, enabling the delivery of committed development and supporting local infrastructure and services.

Prioritise sustainable travel and infrastructure alignment:

Reduce the need to travel, particularly by private car, by focusing growth in accessible locations

Encourage a modal shift toward walking, cycling, and public transport;

Maximise use of existing public transport infrastructure, including but not limited to, Hanborough and Tackley rail stations;

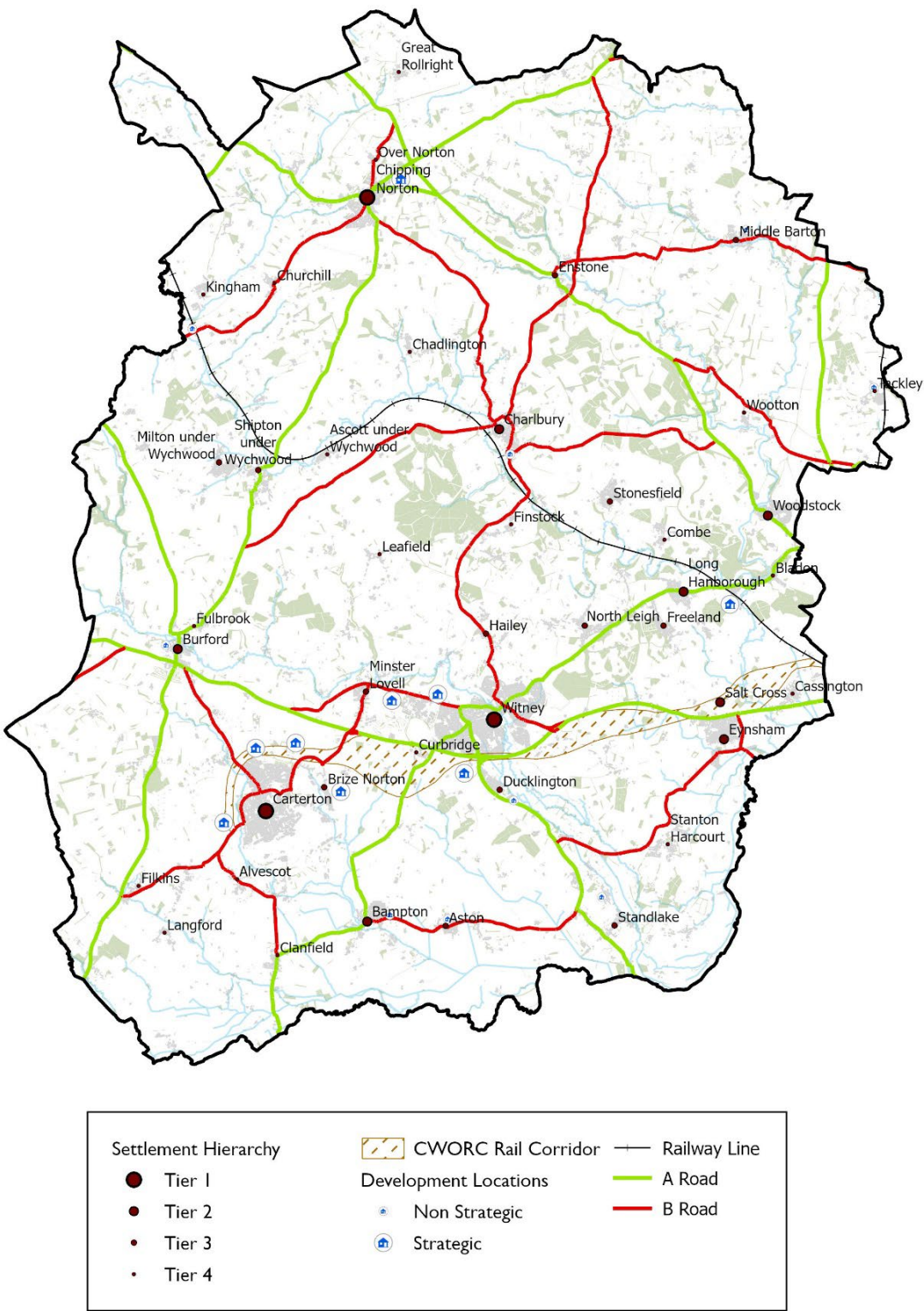
Align growth with existing and planned infrastructure, including transport, schools and utilities;

Make effective use of land and address climate change;

Prioritise the re-use of brownfield and under-utilised land;

Promote compact, walkable communities;

Avoid areas of flood risk, taking full account of climate change projections.

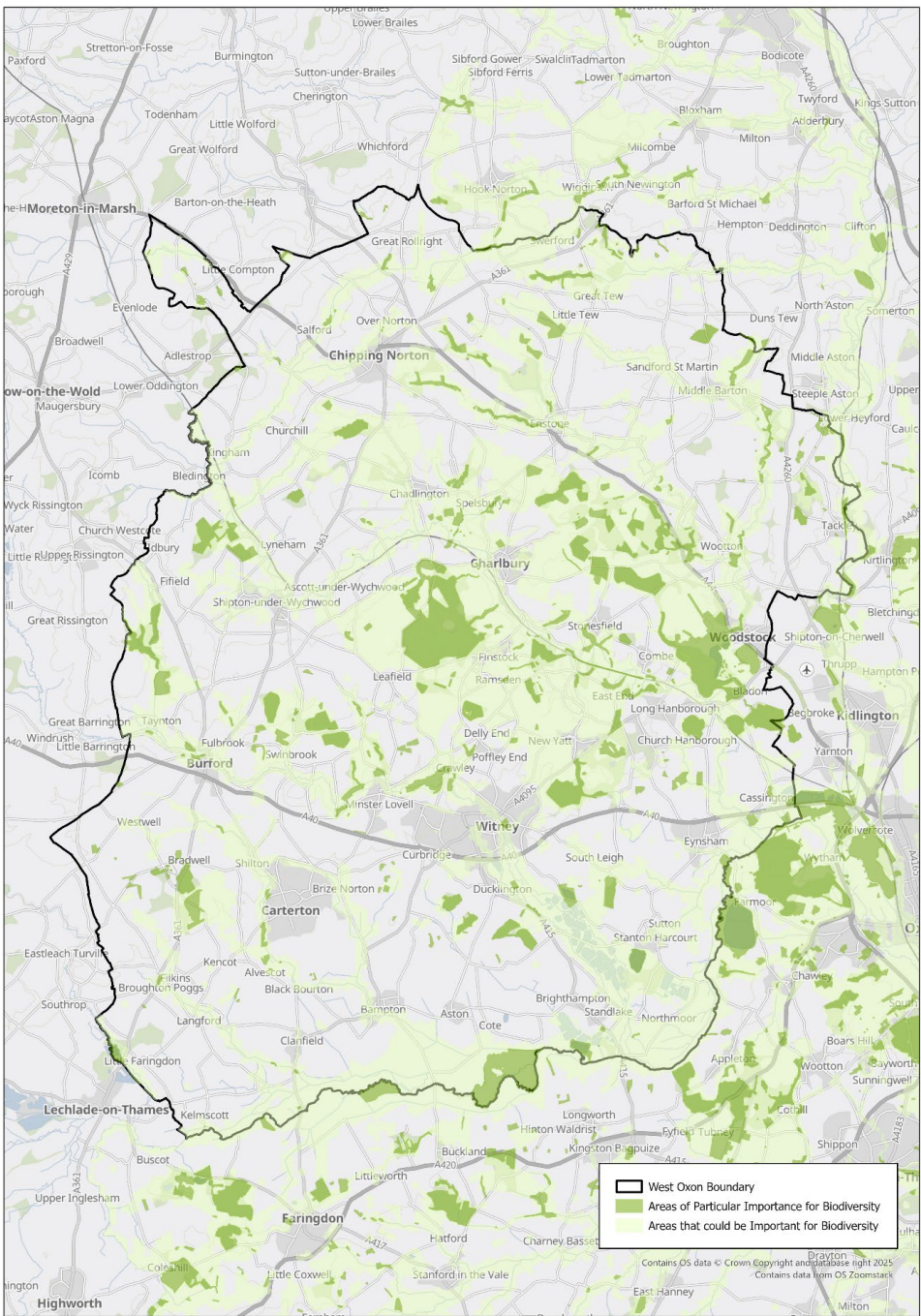
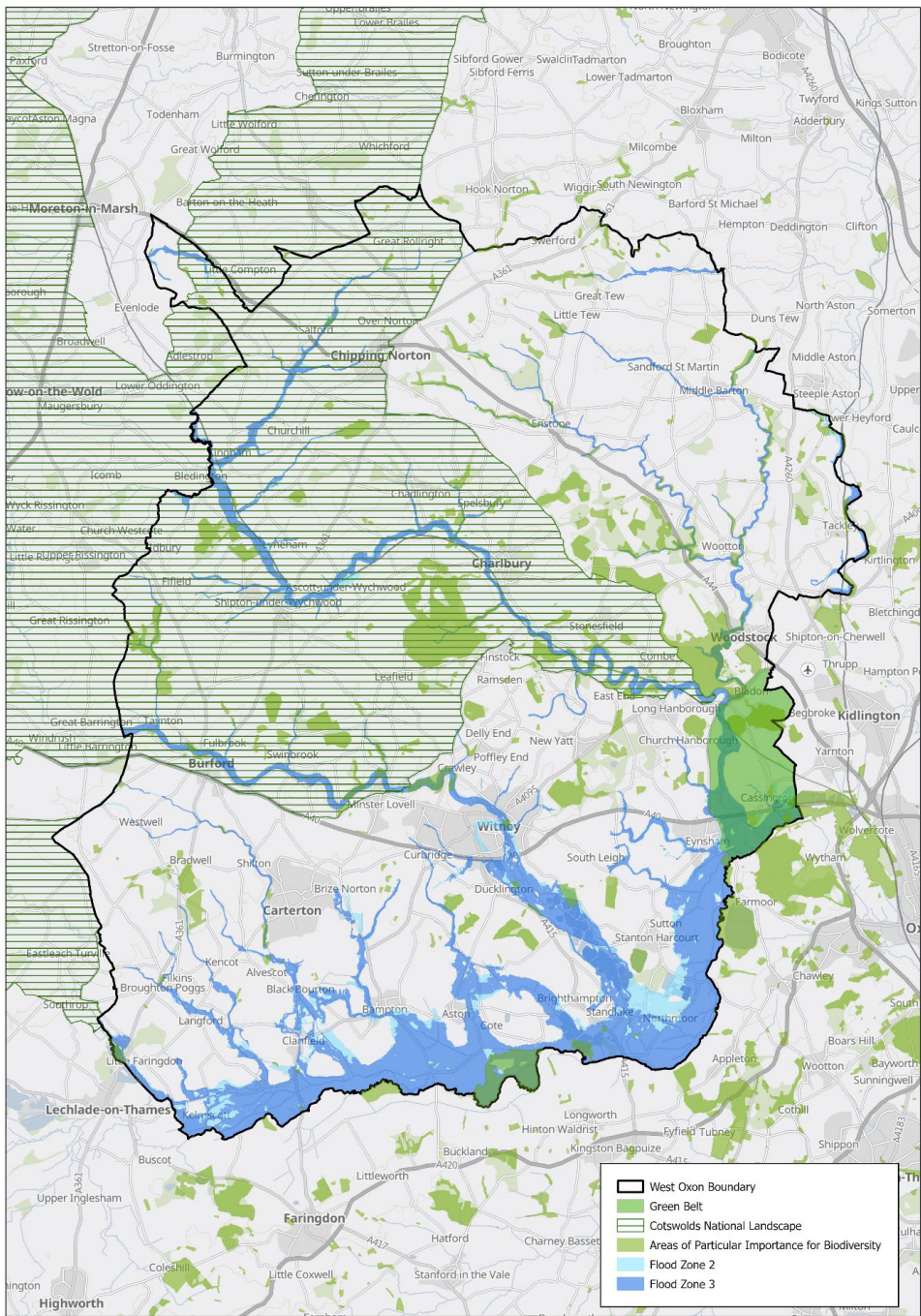


Draft Core Policy 3 – Spatial Strategy (as proposed to be updated) continued:

Protect environmental and landscape assets:

Conserve and enhance the Cotswolds National Landscape, with great weight given to landscape and scenic beauty, and a limit on the scale and extent of development:

- Protect the Oxford Green Belt in accordance with national policy;
- Support the emerging Oxfordshire Local Nature Recovery Strategy, embedding opportunities to protect, restore, create and enhance biodiversity and ecological networks as part of development proposals;



Do you support the revised spatial strategy outlined above? Would there be positive or negative implications for people and places arising from the spatial strategy?



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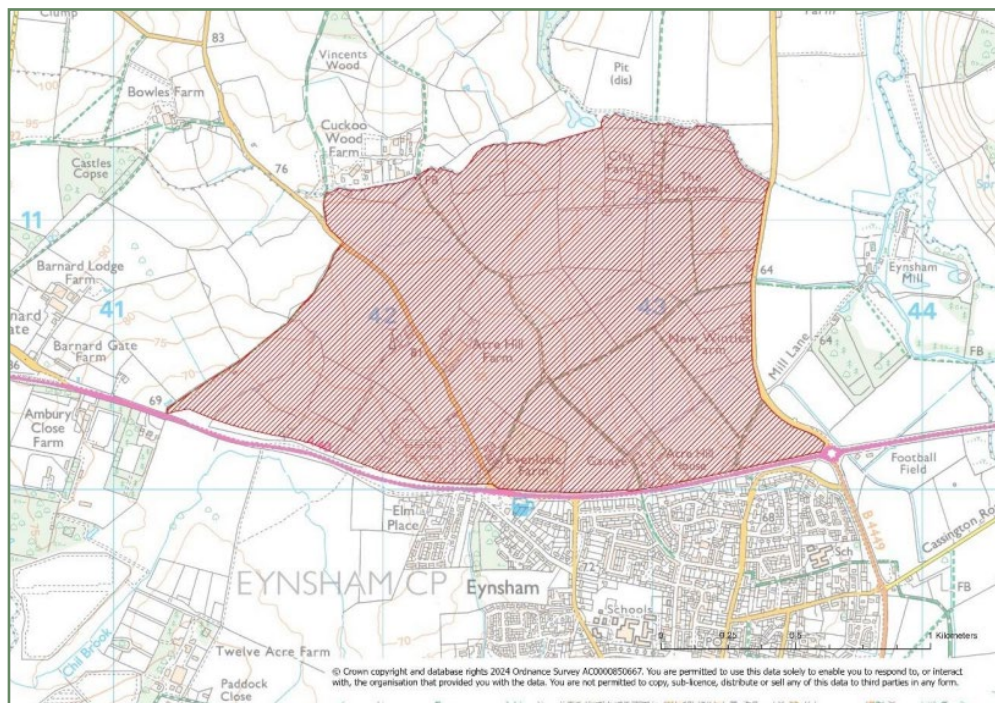


Strategic Spatial Options

– Local Plan 2031 Strategic Allocations

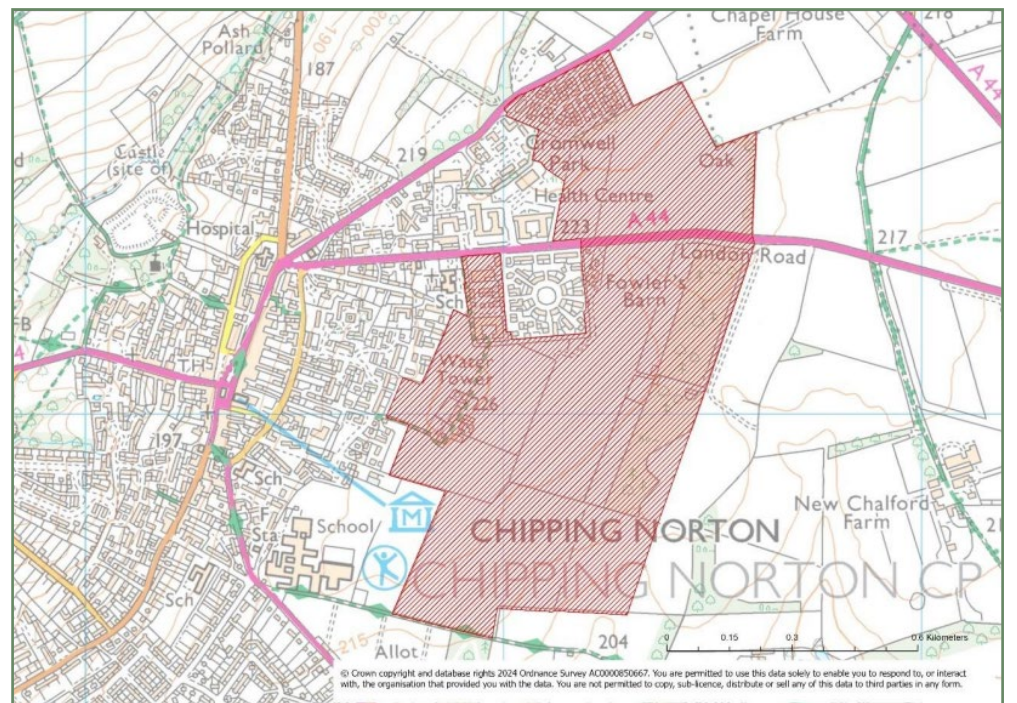
Salt Cross Garden Village Allocation

- Allocated for about 2,200 homes and 40 Ha employment
- Opportunity to reflect considerations around quantum of development and provision for Carterton-Witney-Oxford Rail Corridor



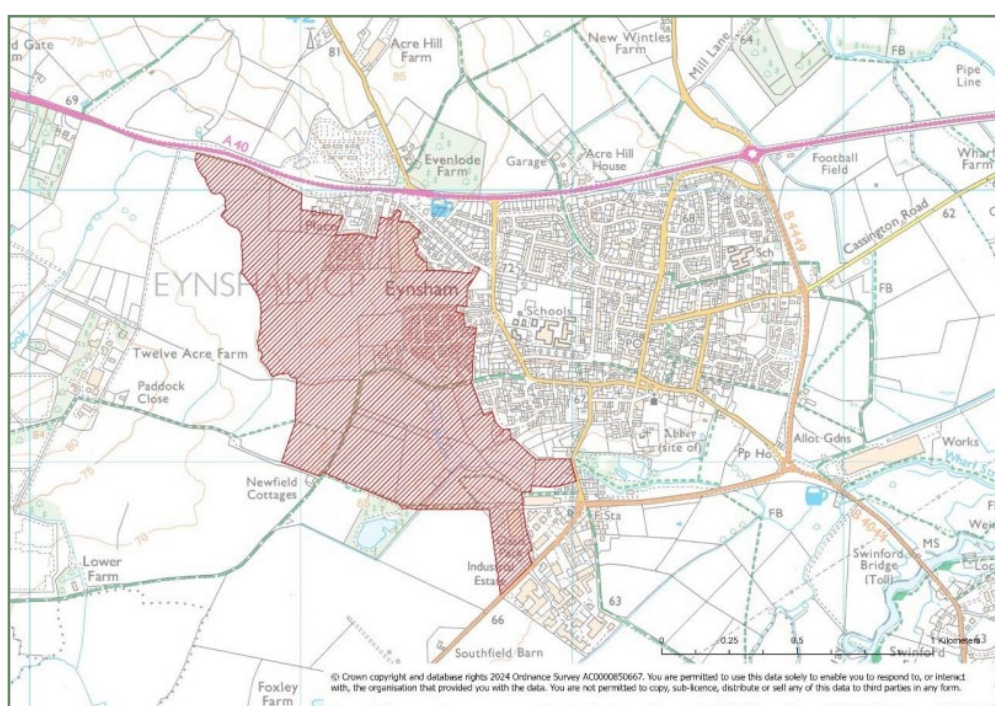
East Chipping Norton Allocation

- Allocated for about 1,200 homes
- Reduce allocation to account for Scheduled Ancient Monument and focus development to north of London Road



West Eynsham Allocation

- Allocated for about 1,000 homes, over 200 already delivered
- Opportunity to update allocation to address quantum of development and issues of access



Do you support the principle of updating and refreshing the existing allocations above as part of the local plan 2043?

Should the allocations be updated, should they address relevant changes in circumstance since 2018?



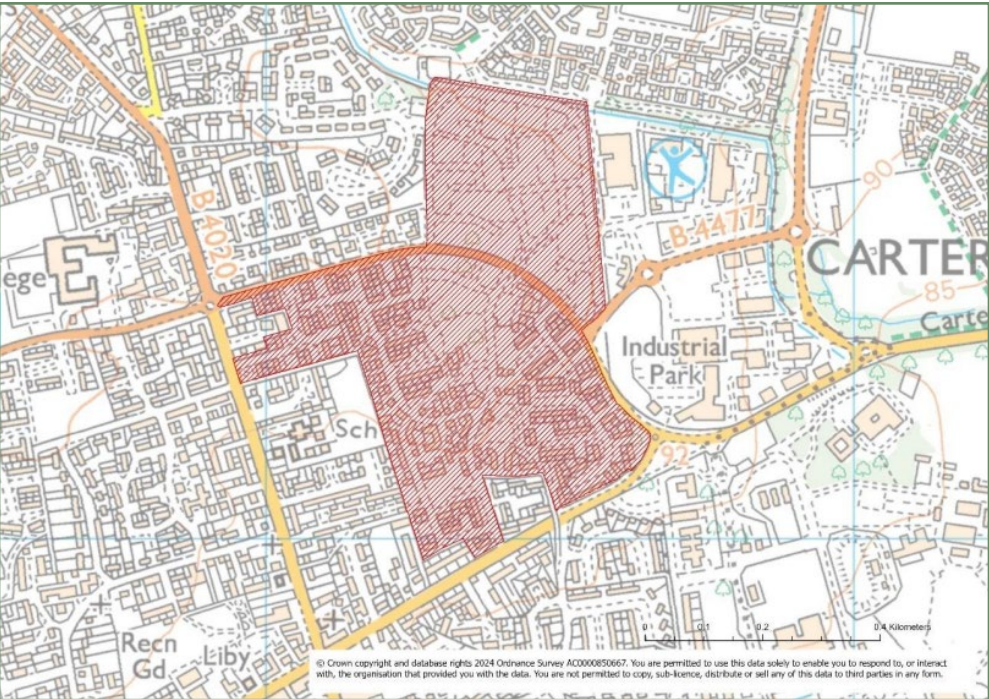
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REEMA North and Central Allocation

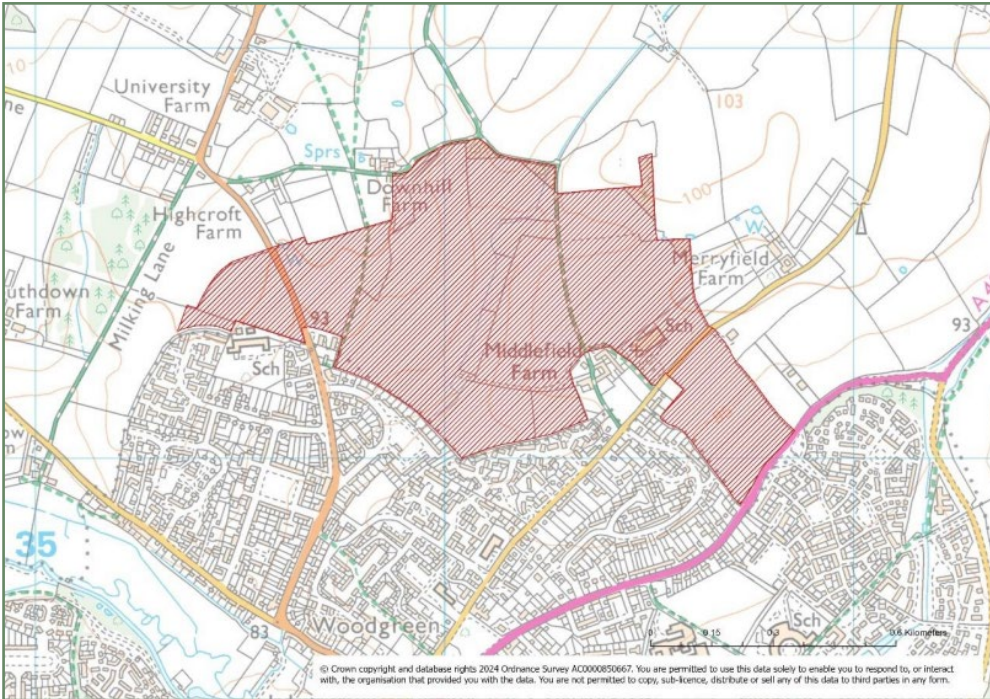
- Allocated for about 300 homes, implemented in part
- Considered appropriate to update and refresh the current site allocation, whilst retaining the overall quantum of development



Do you support the principle of updating and refreshing the existing allocations above as part of the local plan 2043?

North Witney Allocation

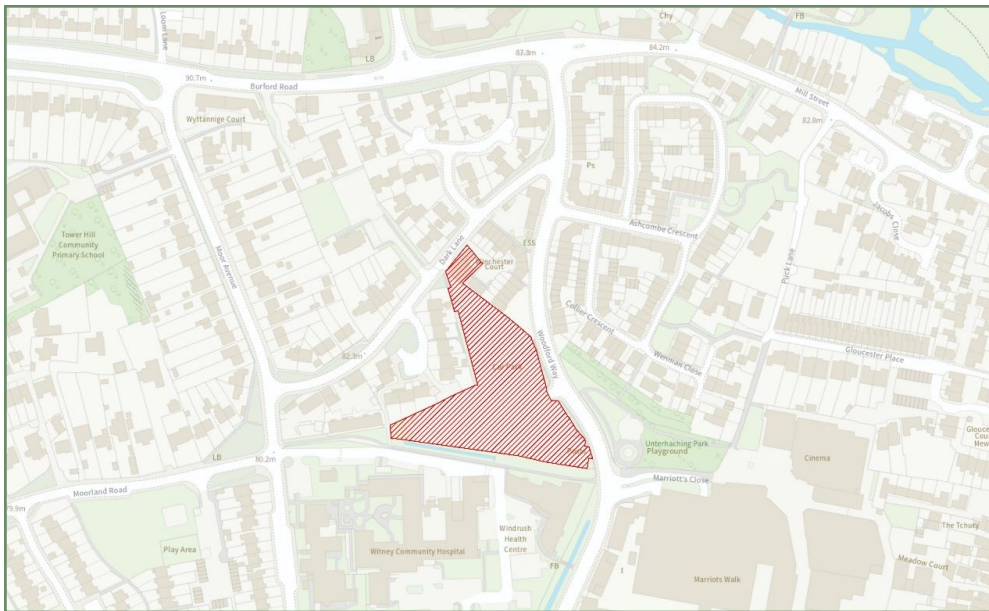
- Allocated for about 1,400 homes
- Reduce quantum of development in accordance with recent planning application



Should the allocations be updated, should they address relevant changes in circumstance since 2018?

Non Strategic Spatial Options – Local Plan 2031 Non Strategic Allocations

Woodford Way Allocation, Witney



Do you support the principle of updating and refreshing the existing allocation for woodford way car park, witney as part of the local plan 2043?

Should the allocation be refreshed and updated, do you agree that this should better reflect anticipated site capacity (75 homes) plus any other relevant changes in circumstance since 2018?



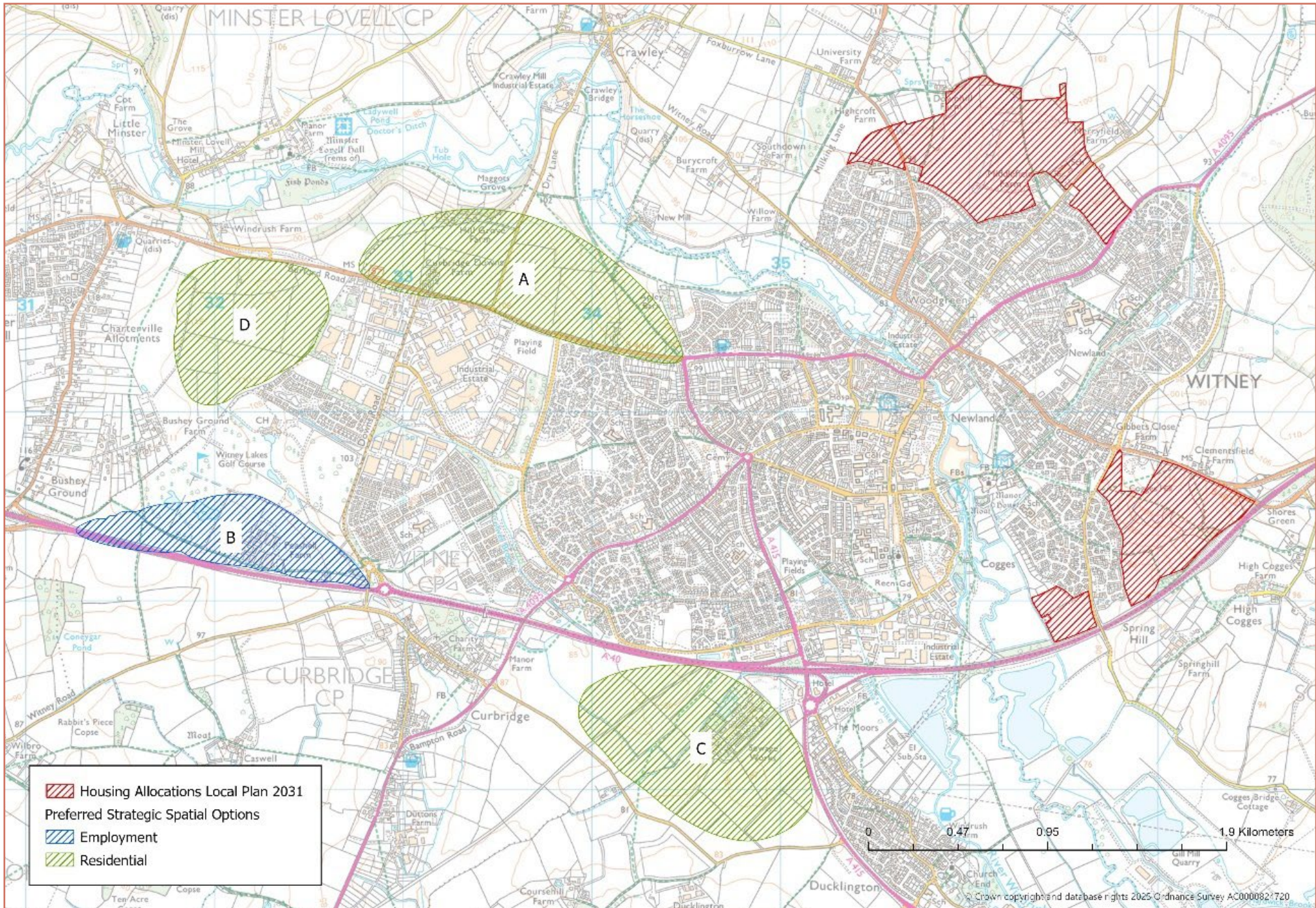
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Preferred Strategic Spatial Options

– Witney



AREA A – Land North of Burford Road, Witney	
Proposed Land use	Residential
Indicative Capacity Range	600 – 800 dwellings

AREA B – Land west of Downs Road, Witney (Peashell Farm)	
Proposed Land use	Employment
Indicative Capacity	10 Hectares

AREA C – Land South of Witney	
Proposed Land use	Residential
Indicative Capacity Range	600 – 800 dwellings

AREA D – Land West of Witney	
Proposed Land use	Residential
Indicative Capacity Range	600 – 800 dwellings

Are these suitable locations for strategic scale development?

What are the reasons for or against strategic scale development in these locations?



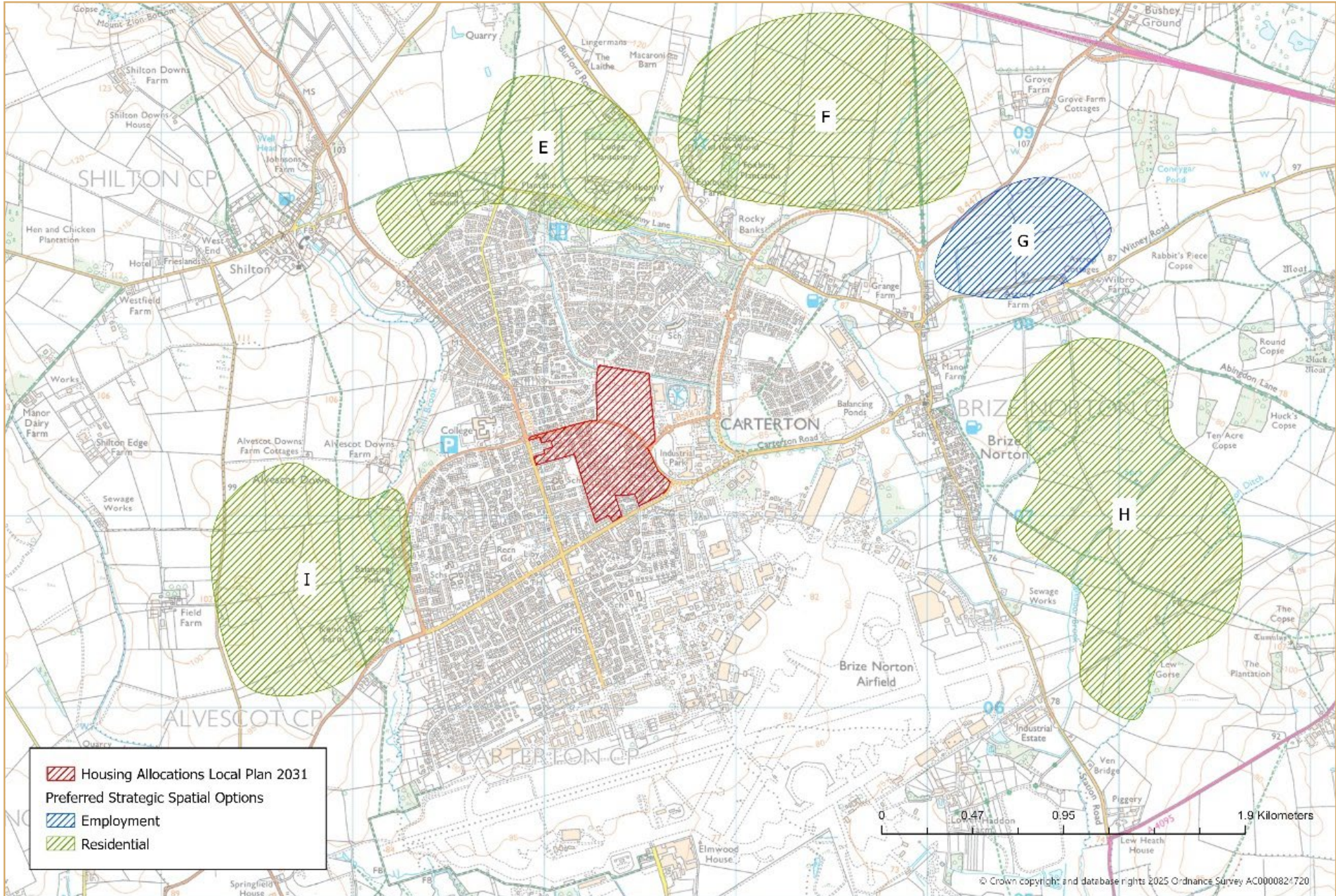
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Preferred Strategic Spatial Options

– Carterton



AREA E – North of Carterton (Brize Norton and Shilton)	
Proposed Land use	Residential
Indicative Capacity Range	700 – 800 dwellings

AREA F – North East of Carterton (Brize Norton)	
Proposed Land use	Residential
Indicative Capacity Range	1,500 – 2,500 dwellings

AREA G – North East of Carterton (Brize Norton)	
Proposed Land use	Employment
Indicative Capacity Range	10 Hectares

AREA H – East of Brize Norton	
Proposed Land use	Residential
Indicative Capacity Range	1,500 – 2,500 dwellings

AREA I – Land at West Carterton (Alvescot)	
Proposed Land use	Residential
Indicative Capacity Range	600 – 1,000 dwellings

Are these suitable locations for strategic scale development?

What are the reasons for or against strategic scale development in these locations?



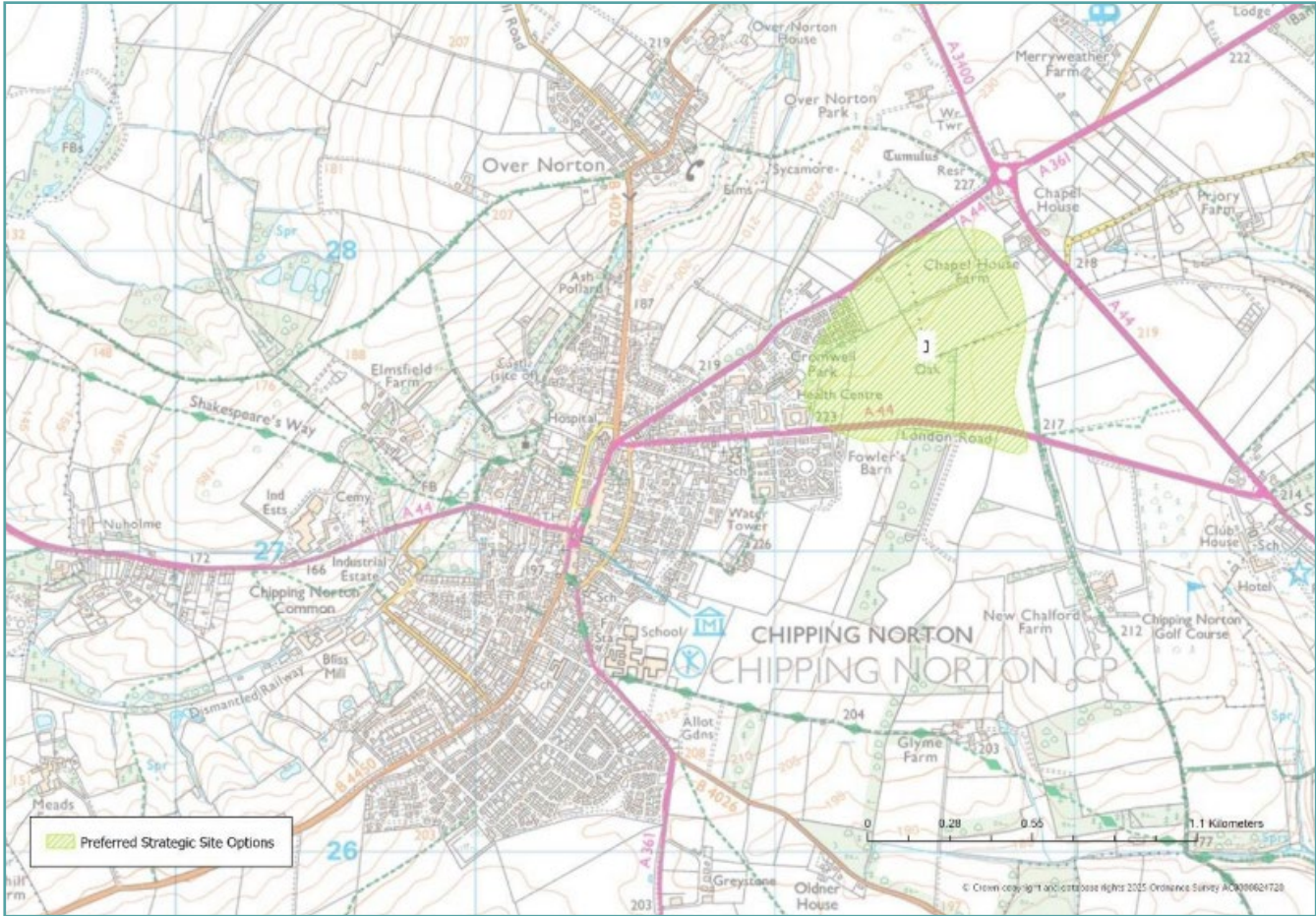
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Preferred Strategic Spatial Options

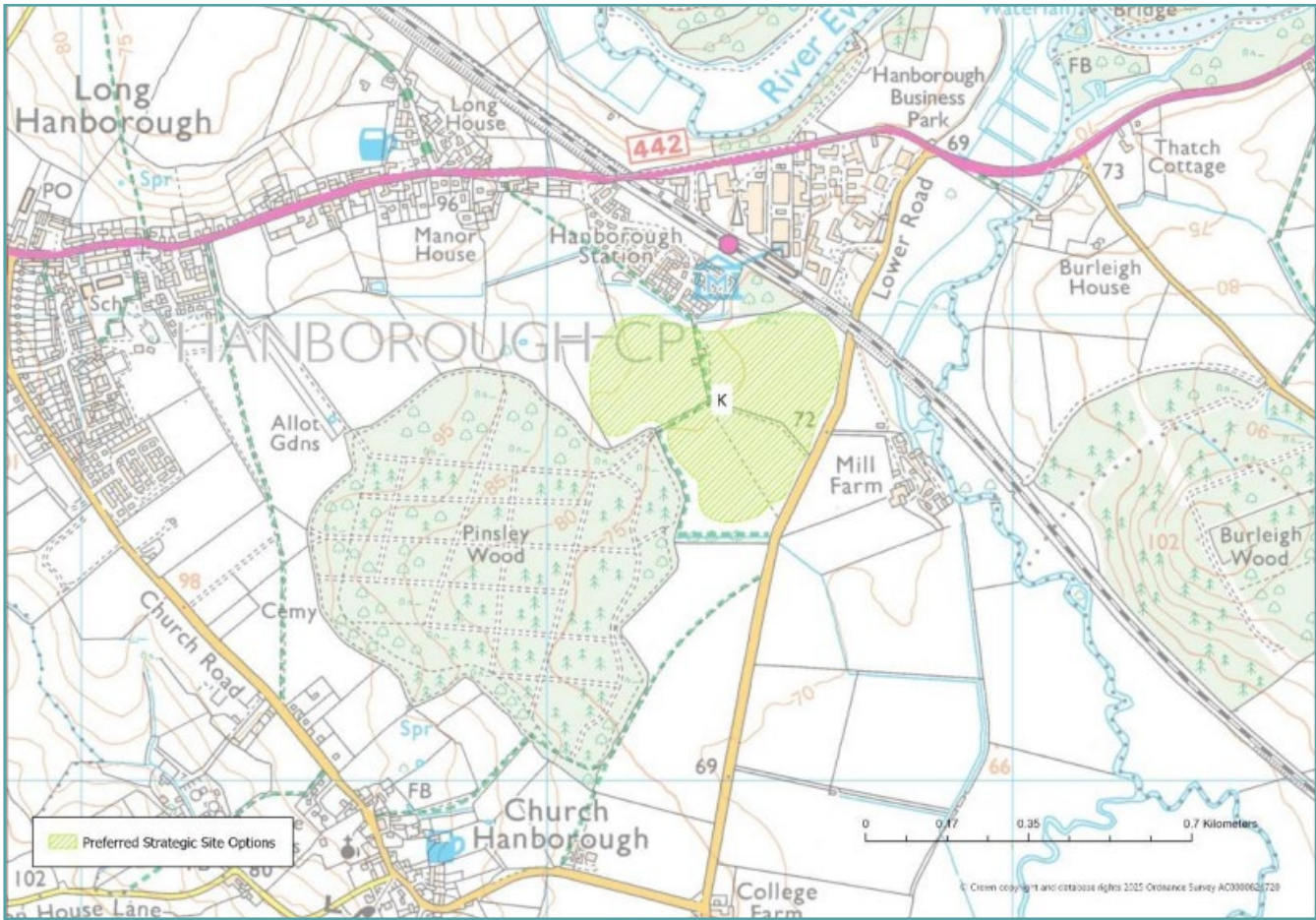
– Chipping Norton and Long Hanborough



AREA J – East Chipping Norton	
Proposed Land use	Residential
Indicative Capacity	750 dwellings

Are these suitable locations for strategic scale development?

What are the reasons for or against strategic scale development in these locations?



AREA K – Land South West of Hanborough Station	
Proposed Land use	Residential
Indicative Capacity	300 dwellings

We would welcome your feedback and views on this part of the consultation, which will be taken into account when the full draft plan is prepared.

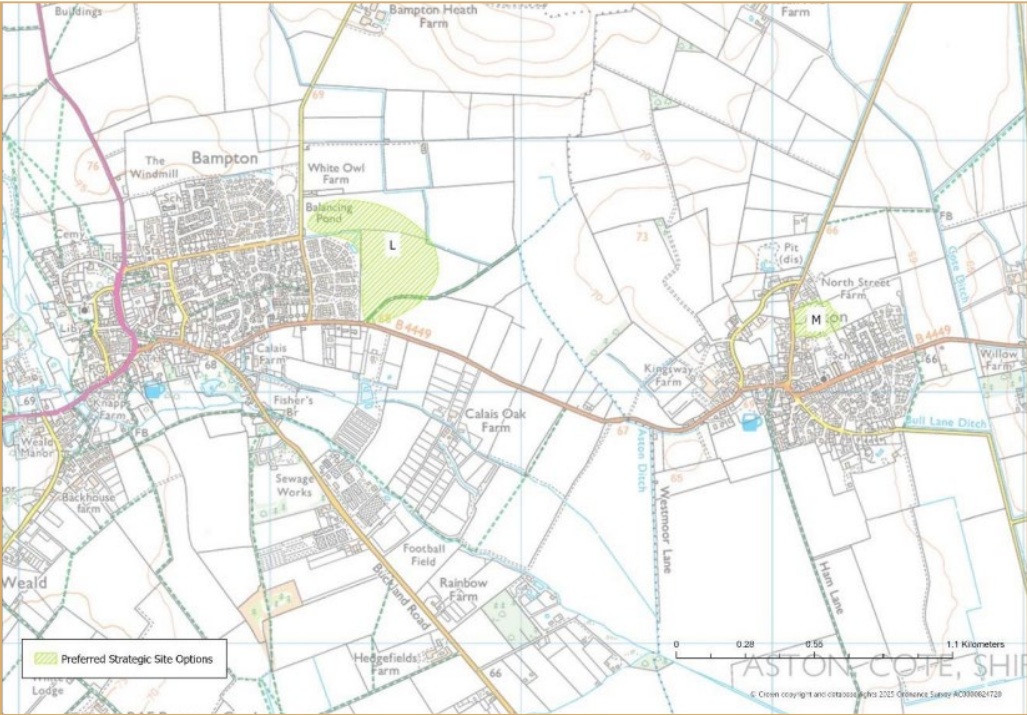


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Non Strategic Spatial Options – Service Centres

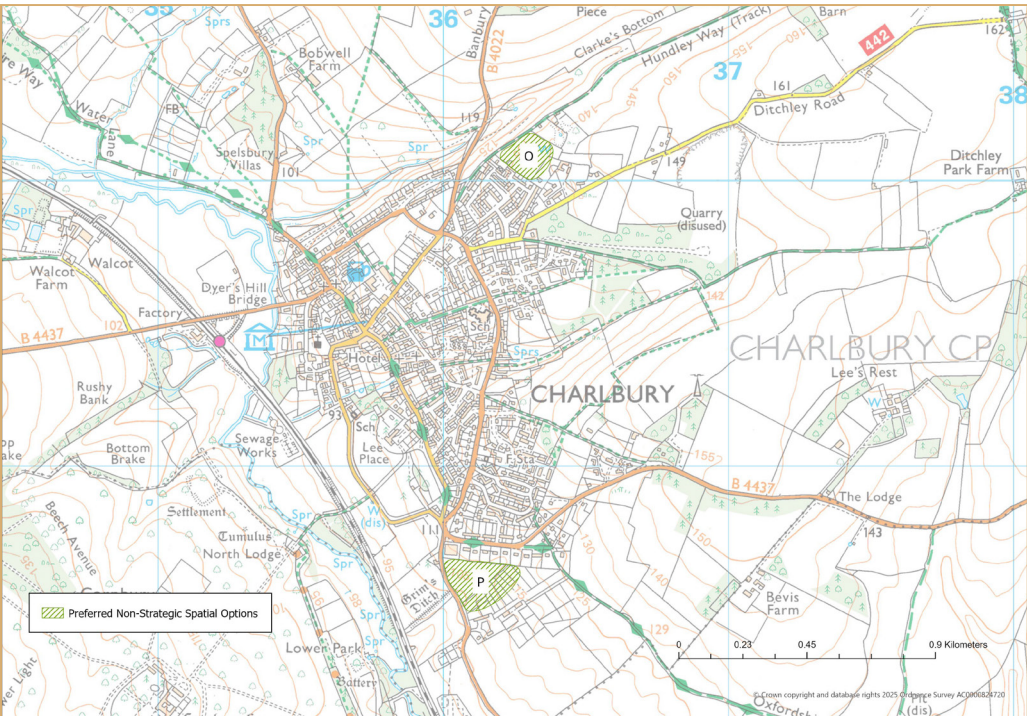


AREA L – East of Bampton	
Proposed Land use	Residential
Indicative Capacity	150 dwellings

AREA M – North of Aston	
Proposed Land use	Residential
Indicative Capacity	40 dwellings



AREA N – South of Sheep Street, Burford	
Proposed Land use	Residential
Indicative Capacity Range	70 dwellings

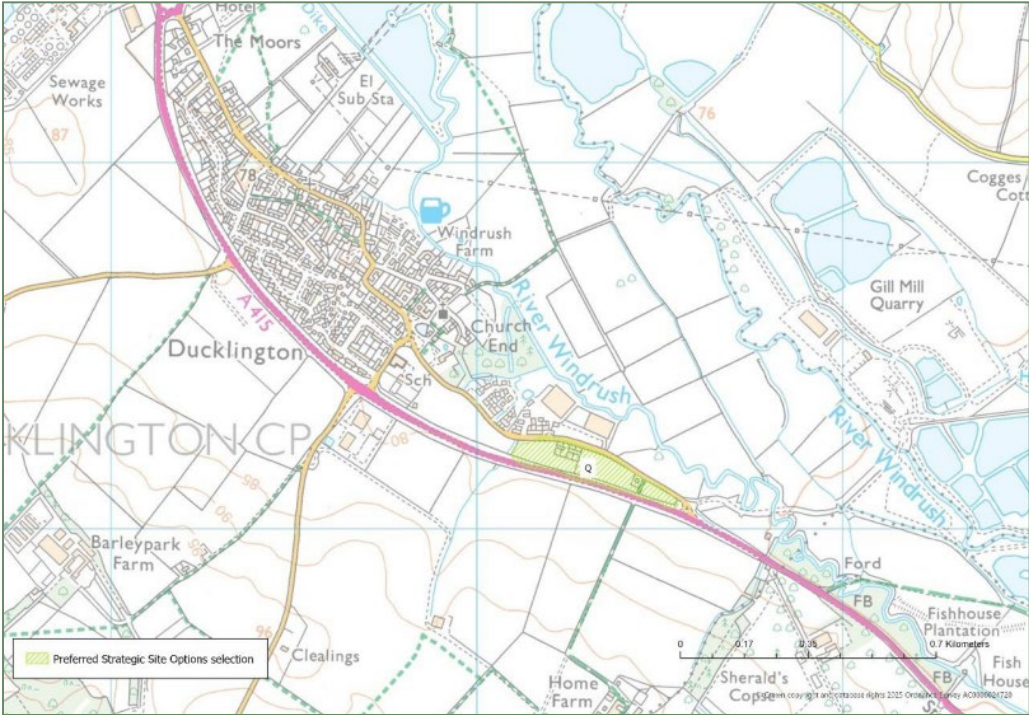


AREA O – Jeffersons Piece	
Proposed Land use	Residential
Indicative Capacity Range	40 dwellings

Are these suitable locations for non-strategic development?
What are the reasons for or against development in these locations?



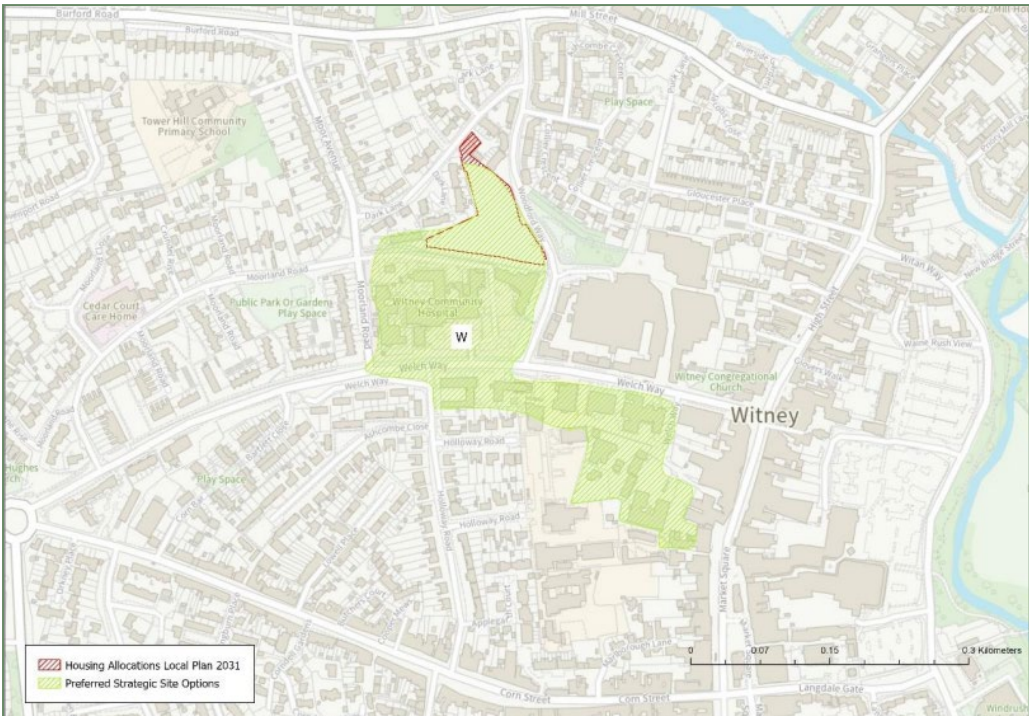
Non Strategic Spatial Options – South of District



AREA Q – South of Ducklington	
Proposed Land use	Residential
Indicative Capacity	40 dwellings



AREA T – The Downs Standlake	
Proposed Land use	Residential
Indicative Capacity	200 dwellings



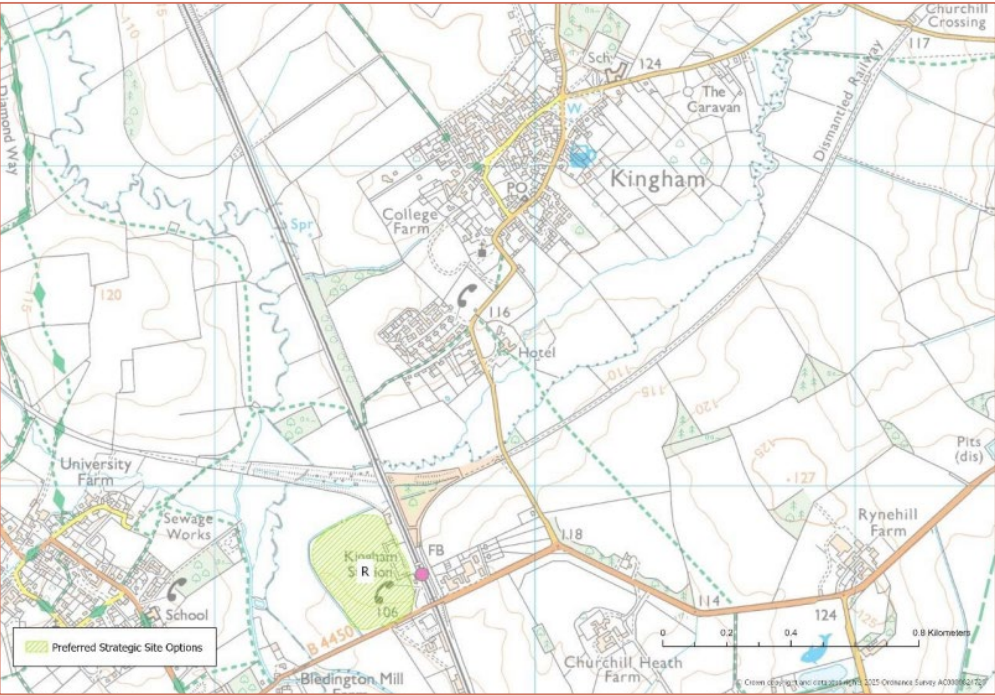
AREA W – Welch Way, Witney	
Proposed Land use	Mixed Use Regeneration
Indicative Capacity Range	50 – 100 dwellings

Are these suitable locations for non-strategic development?

What are the reasons for or against development in these locations?



Non Strategic Spatial Options – North of District



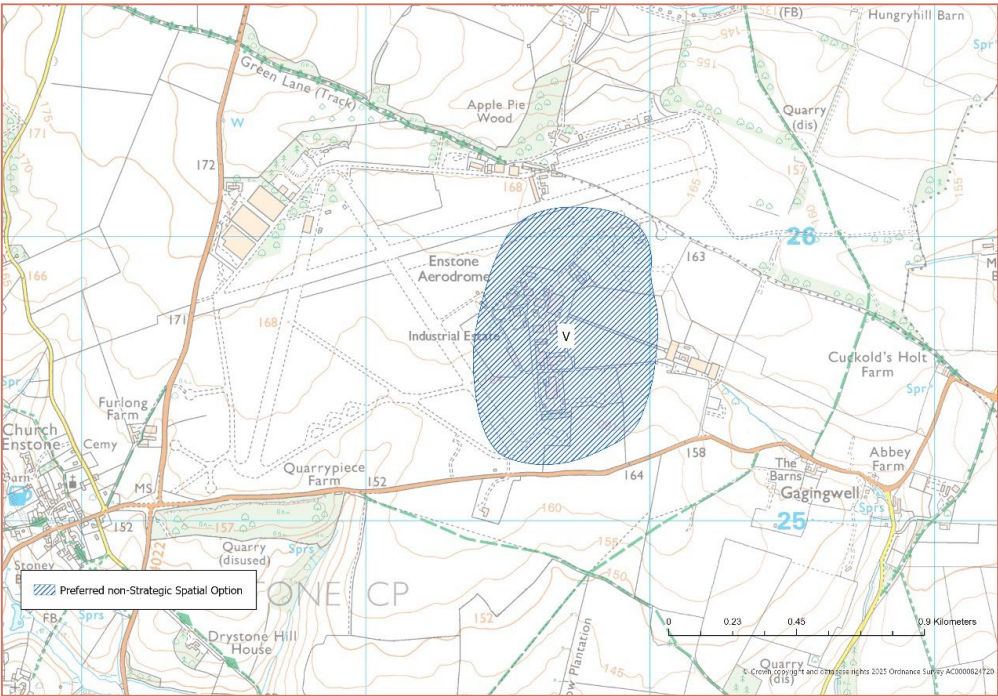
AREA R – Kingham Station	
Proposed Land use	Residential
Indicative Capacity	70 dwellings



AREA U – Rousham Road, Tackley	
Proposed Land use	Residential
Indicative Capacity	70 dwellings



AREA S – Middle Barton	
Proposed Land use	Residential
Indicative Capacity	80 dwellings



AREA V – Enstone Airfield	
Proposed Land use	Employment
Indicative Capacity	10 Hectares

Are these suitable locations for non-strategic development? What are the reasons for or against development in these locations?

